

July 7, 2014

Rockville Planning Commission; City Council

Re: Variance Request(s)
76.41952.0010: Owner: Groseth Living Trust
Property Address: 25672 Lake Road

Variance(s) Requested:

1. Variance to construct a 10' x 10' attached deck and 12' x 4' stairs and further to locate it in the front yard of property abutting Pleasant Lake – Recreational Development Lake.
2. Impervious Surface – Total lot area is 9013 sf of which 15% is 1,352 sf is allowed
Proposed request is to be at 4,114 sf or 2,762 sf over the 15%.
When looking at the certificate of survey – the driveway and parking lot are both in the ROW so we could deduct the 660 sf and 720 sf to bring the number down to 1382 or 30 sf over the 15%.
5. Build deck to lake side of house within the 50' shore impact zone.

Construction Requests:

1. Construct new attached deck and stairs to residential structure.

Relevant Information:

1. This property is located within the 1000' Shoreland Overlay District.
2. Property contains 9,013 square feet more or less.
3. 15 notices of public hearing were sent out.
4. The driveway and parking area are located in the public road right-of-way.

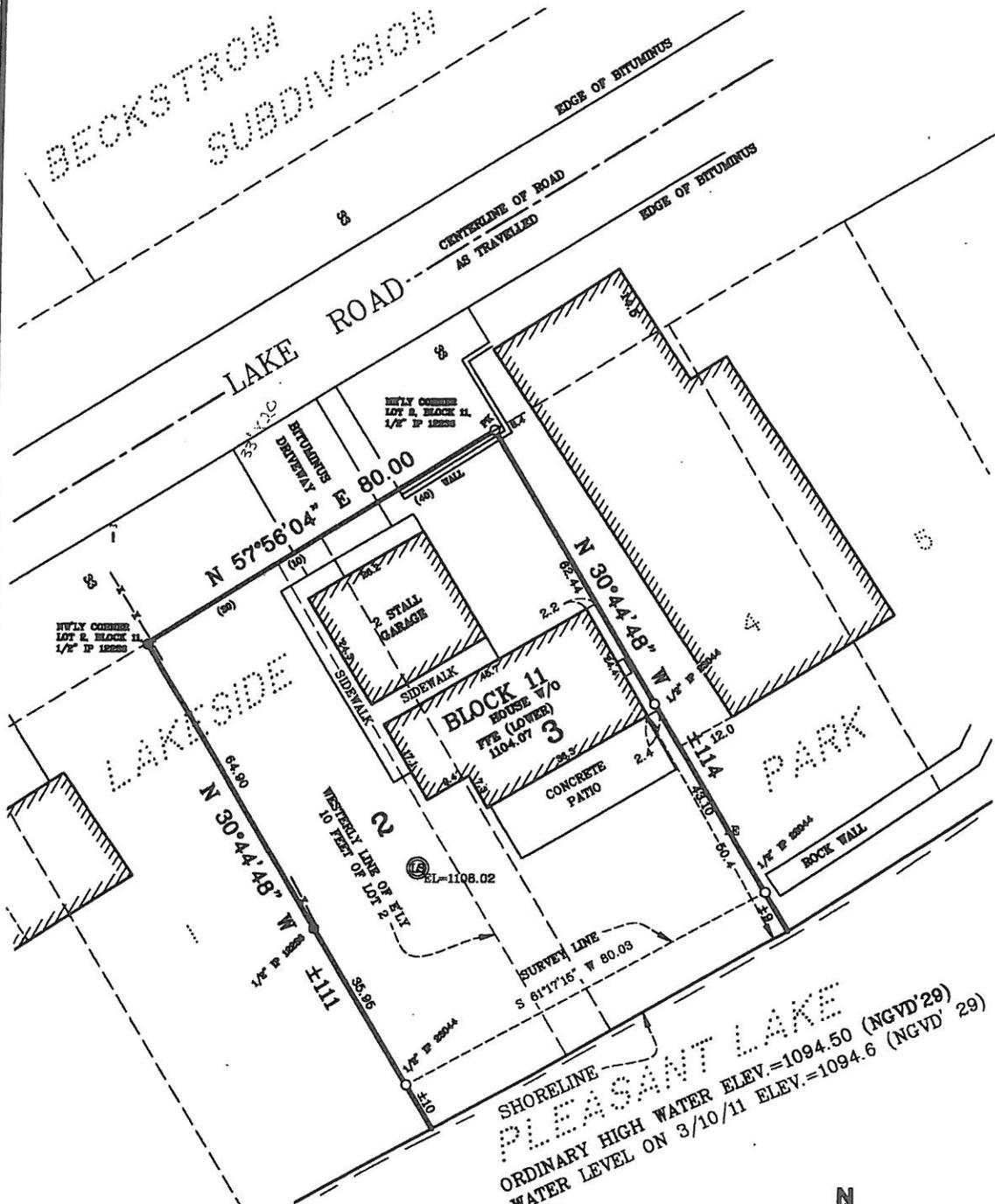
Recommendations:

1. This requires two variances on a non-conforming lot that was in place before the ordinance was adopted.
2. Staff has worked with the owners on possible ways to reduce the number of variances.
3. Require mitigation
 - Install a grate in the driveway to capture water run –off from driveway and route the storm water to rain gardens on either side of the driveway.
 - Buffer at lakeshore or rain garden may be considered.
 - 1 yr to complete

Submitted by:
Rena Weber
Zoning Administrator

GROSETH FAMILY TRUST Variance.2014

CERTIFICATE OF SURVEY
 LOT 2 & 3, BLOCK 11, LAKE SIDE PARK
 STEARNS COUNTY, MINNESOTA



- Ⓛ - DENOTES LIFT STATION
- FFE - DENOTES FINISHED FLOOR ELEVATION
- (XX) - DENOTES PLAT DIMENSIONS

BENCHMARK
 MNDOT 7360 MP
 NORTHING = 120557.932
 EASTING = 743864.200
 ELEVATION = 1074.965,
 (NGVD 29)



PLEASANT LAKE
 SHORELINE
 ORDINARY HIGH WATER ELEV.=1094.50 (NGVD'29)
 WATER LEVEL ON 3/10/11 ELEV.=1094.6 (NGVD 29)

DUFFY ENGINEERING & ASSOCIATES, INC
 350 HIGHWAY 10 SOUTH
 ST. CLOUD, MN. 56304
 PHONE (320) 259-1234
 FAX (320) 203-1234

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
 HARRY R. DORRIGDEN

DATE 3-18-2011 LICENSE NO. 23044

SHEET NO.
 1 of 2

0 15 30 60
 SCALE 1 INCH = 30 FEET
 THIS SURVEY IS BASED UPON THE STEARNS COUNTY COORDINATE SYSTEM

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND

JOB NO. 11-111

JUN 10 2014

CITY OF ROCKVILLE
APPLICATION FOR VARIANCE REQUEST: Fee \$200
RECORDING FEE \$ 46.00 (PER DOCUMENT)

Need separate checks: 1 for variance request & 1 for recording fee(s)

Need a Copy of Deed

PLEASE NOTE: ANY COSTS (i.e. LEGAL, ENGINEERING, ADMINISTRATIVE, STEARNS COUNTY FEES, ETC) INCURRED OVER AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER

PROPERTY LOCATION/ADDRESS: 25672 Lake Road, St. Cloud, Mn. 56301

LEGAL DESCRIPTION: see attached PARCEL#: 76.41952.00 ZONING: _____

EXPLANATION OF REQUEST: small 10'x10' platform + stairs leading to lower patio

Provide individual property owner names/addresses within 350 feet or nearest 10 property owners, whichever is greatest.

If replacing an existing structure, what will be done with the old structure? _____

Has a variance request been made previously on this property? NO If yes, when? _____

PROPERTY OWNER:

Name (Print): Nancy L. Groseth Phone: _____
First Name Middle Initial Last Name
 Address: 25672 Lake Rd. St. Cloud, Mn. 56301
 Signature (required): Nancy L. Groseth Date: 6/10/14
 *Signature of property owner shall serve as acknowledgement and authorization of this request.

APPLICANT:

Name (Print): Nancy Groseth Phone: _____
 Address: 25672 Lake Rd.
 Signature (required): Nancy L. Groseth Date: 6/10/14
 (I hereby certify that I have read the above information and I agree with the terms).

STAFF USE ONLY:

R# _____ Variance Application Fee _____ Check # 1249-46.00 Date 6/10/14
101.41000.34103 \$200.00 Permit # 14-04V

VARIANCE JUSTIFICATION FORM

Please use this form to explain how your variance request meets the three requirements for a variance.

- Undue Hardship:

Steep Slope going down to Lake -
We desperately need stairs to lower patio
Dangerous & Liability factor for 'older' people especially

- Unique circumstances:

this will enable us to get down to
Pleasant Lake & backyard, to Enjoy our property
without someone injured.

- Applies to the Individual Property:

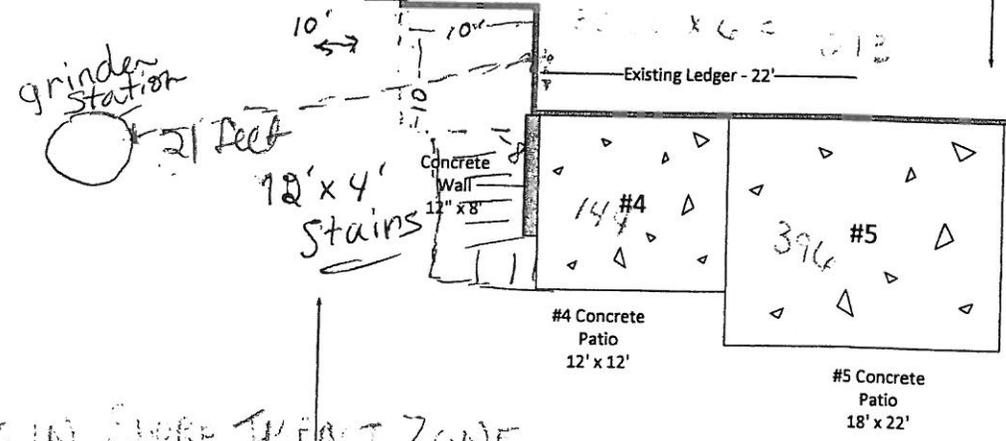
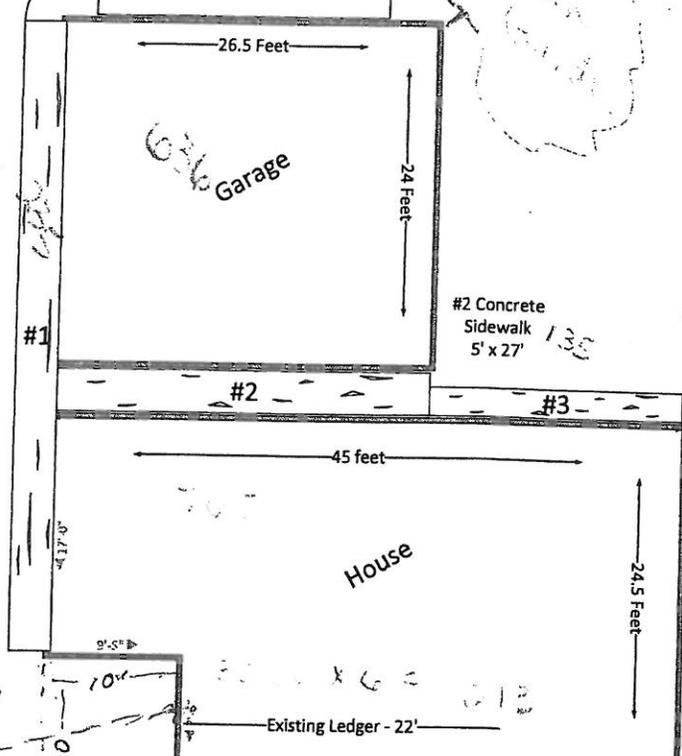
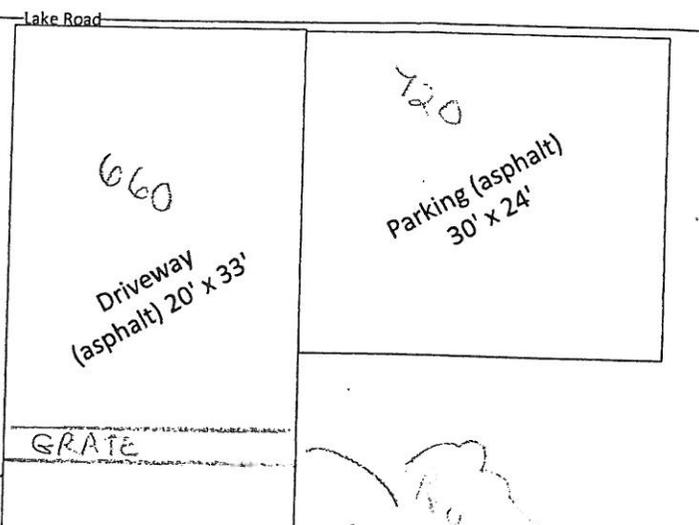
Sliding Door from sunroom - had a wood patio at
one time but original owners took it out when
they moved.
It will enhance the property for all to enjoy -
and would help resale and values of all properties
on the lake -

A variance cannot be granted unless evidence is presented that satisfies, at a minimum, the three conditions above. Failure to adequately provide such information may result in a denial of your request for a variance.

(Attach additional sheets if necessary).

USE THE BACK OF THIS FORM TO LIST ALL ADJOINING PROPERTY OWNERS WITHIN 350 FEET OR NEAREST 10 PROPERTY OWNERS, WHICHEVER IS GREATEST.

80' x 105' = 8400 SF
 X 15% 1260 SF Imp Surface
 X 22% 1848 SF
 Lake road to garage is 33 ft.
 Current 3966 SF
 Exceeds by 2286 SF
 Request to add
 8' x 22' deck = 176 SF



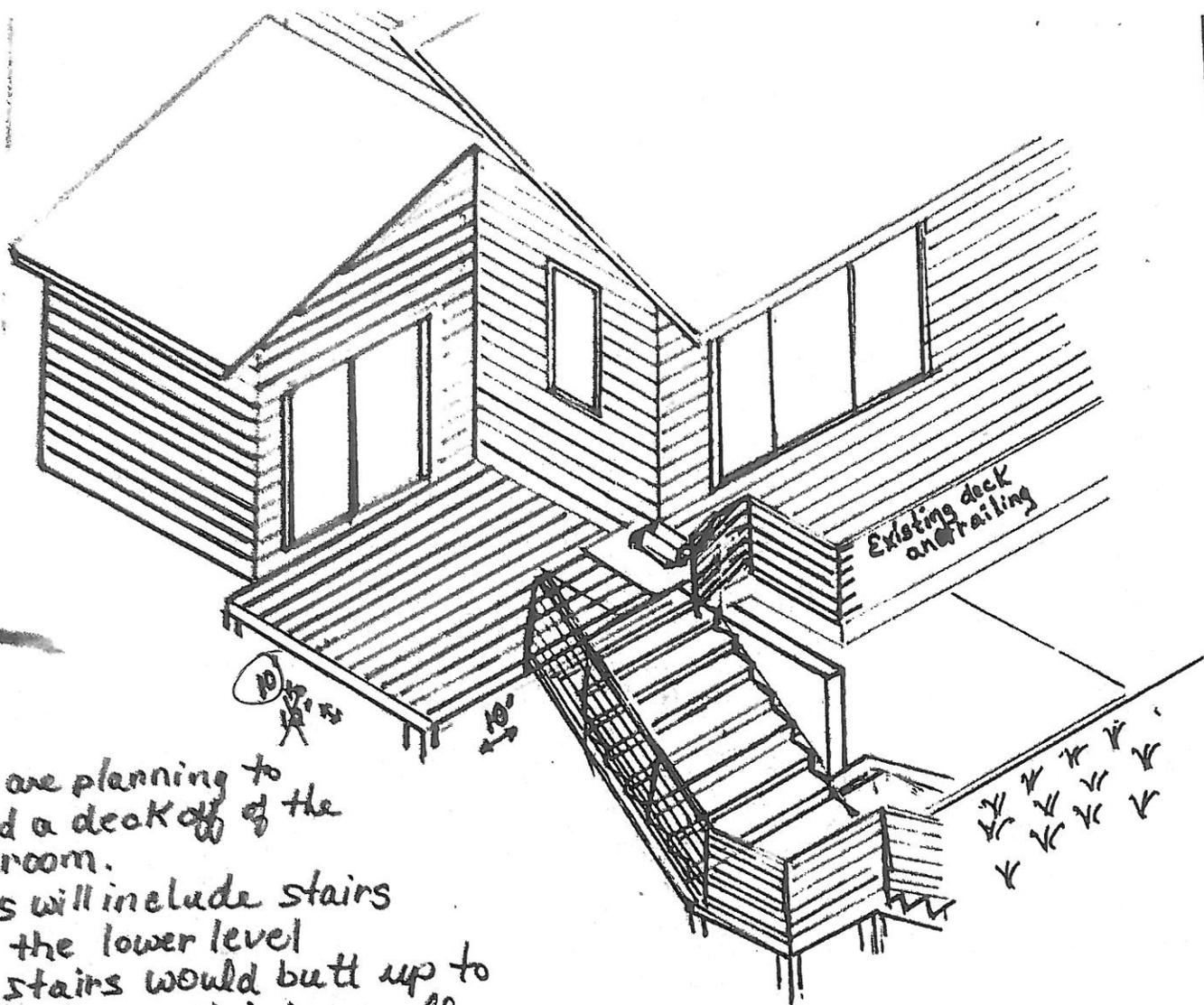
105 Feet

House is in Shore Impact Zone

Back of house to lake is approximately 44 feet.

Buffer zone

80 Feet of Lakeshore



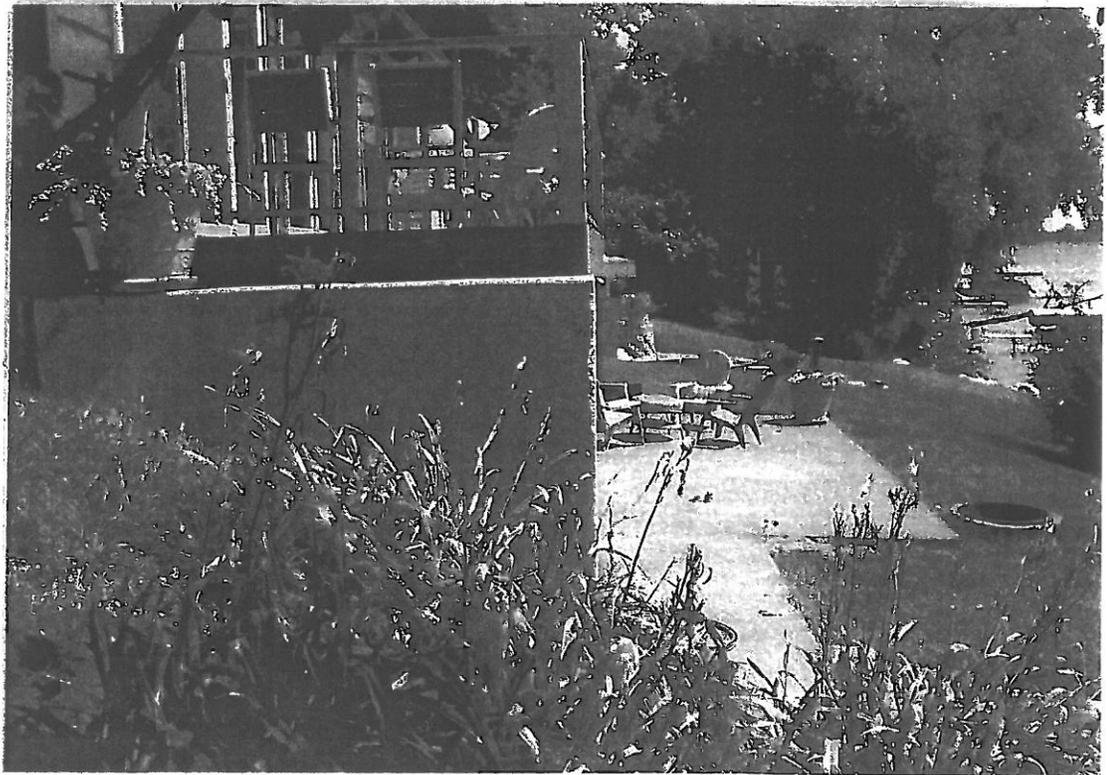
1. We are planning to build a deck off of the Sunroom.
2. This will include stairs to the lower level
3. The stairs would butt up to an existing retaining wall on one side - Railing would be put on both sides of stairs
4. There was an existing patio (wood) off of sunroom, but don't think it was attached, Ours will be attached.

materials same as existing deck -
 Timber Tech Composite -
 Pacific Walnut

Groseth Property
Pleasant Lake
25672 Lake Road
St. Cloud, Mn. 56301

Thank You - Nancy Groseth
 ngroseth@gmail.com

~~2026 5555~~



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